



10030 East Arapahoe

Virtual Community Meeting

Kimley»Horn

Project Location

10030 East Arapahoe Road,
Centennial, CO

Existing Nissan Dealership



Owner & Developer

Asbury Automotive Group

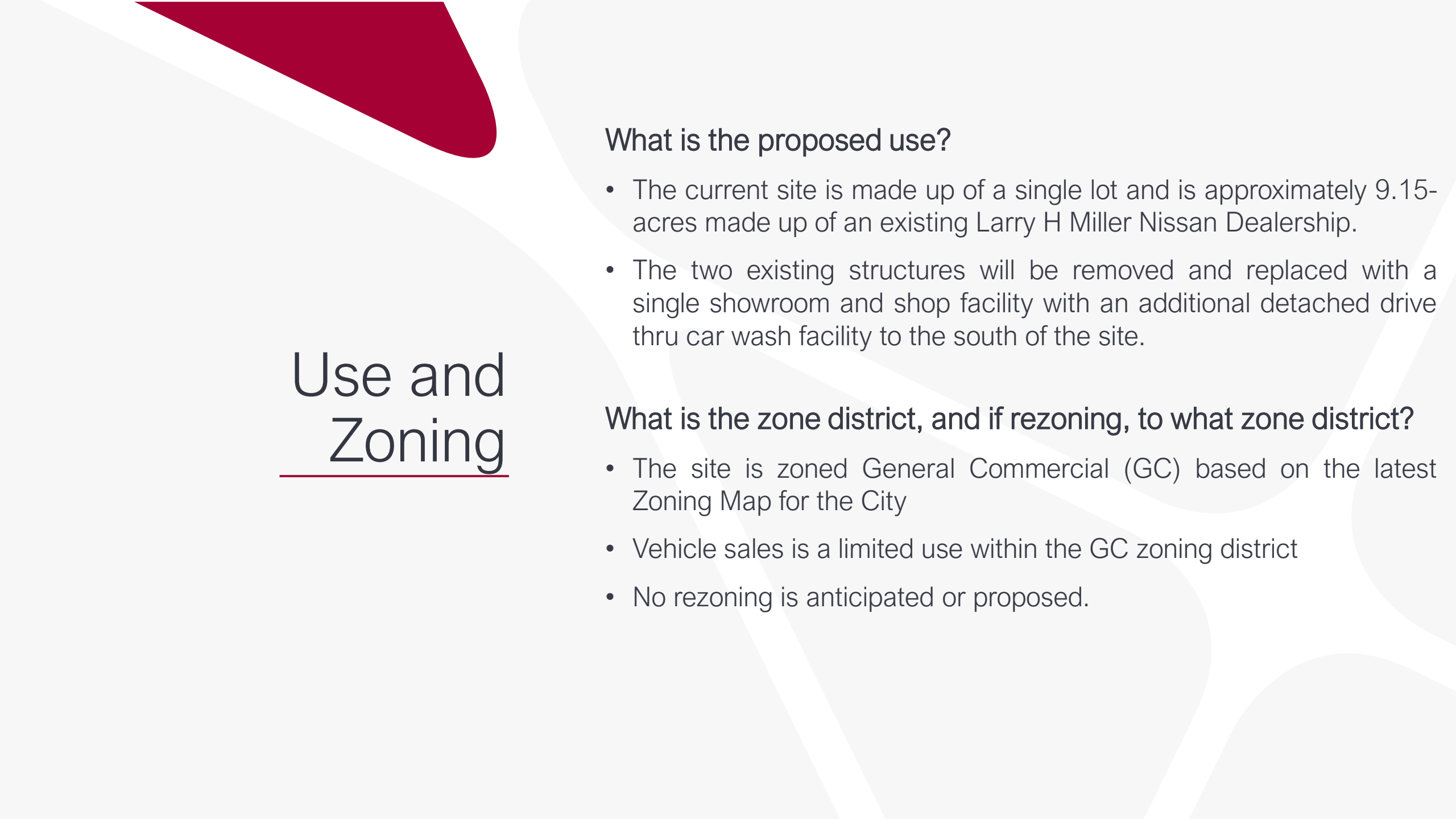
Jeff Lam

Sr. Construction Manager

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Use and Zoning

What is the proposed use?

- The current site is made up of a single lot and is approximately 9.15-acres made up of an existing Larry H Miller Nissan Dealership.
- The two existing structures will be removed and replaced with a single showroom and shop facility with an additional detached drive thru car wash facility to the south of the site.

What is the zone district, and if rezoning, to what zone district?

- The site is zoned General Commercial (GC) based on the latest Zoning Map for the City
- Vehicle sales is a limited use within the GC zoning district
- No rezoning is anticipated or proposed.

Approval Process

What is the approval process?

The following are the anticipated approval processes for the development:

- Site Plans (City)
- Site Civil Construction Documents (City, SEMSWA, Castlewood Water & Sanitation District)
- Building Plans (City)

Proposed Buildings

What are the proposed buildings going to look like (height, square footage, building materials)?

Showroom Building (±57,200sf)

- Located along Arapahoe Road
- Contains a showroom, sales offices, vehicle delivery center, customer lounge, service drive, employee break and training room, accounting offices and an area for hand detailing of vehicles

Car Wash Tunnel (±1,130sf)

- Located at the rear of the site
- Single Story Structure
- An automatic car wash for use by employees only to wash vehicles

Site Landscaping

Will there be landscaping and buffering within and along the perimeter of the site?

- Yes, the site perimeter and interior landscaping will be consistent and compliant with the City landscape coverage and buffer requirements.
- Existing parking lot areas will be removed and replaced with new landscape area to meet the city requirements for minimum landscape coverage and to provide stormwater pre-treatment
- The anticipated landscape coverage areas have been illustrated in green on the site plan within this presentation and the site plan attachment provided.

Site Circulation & Traffic

How will vehicles get to the site and park?

- The site will be accessed via the existing access points from East Arapahoe Road.

How will pedestrians get to the site and to the building?

- Pedestrians will access the site from the existing sidewalk along East Arapahoe Road. The existing sidewalk will be improved and a new sidewalk connection to the building will be installed for direct access to the main entrance of the building.

What kind of traffic impacts will there be and what kind of mitigation (if known)?

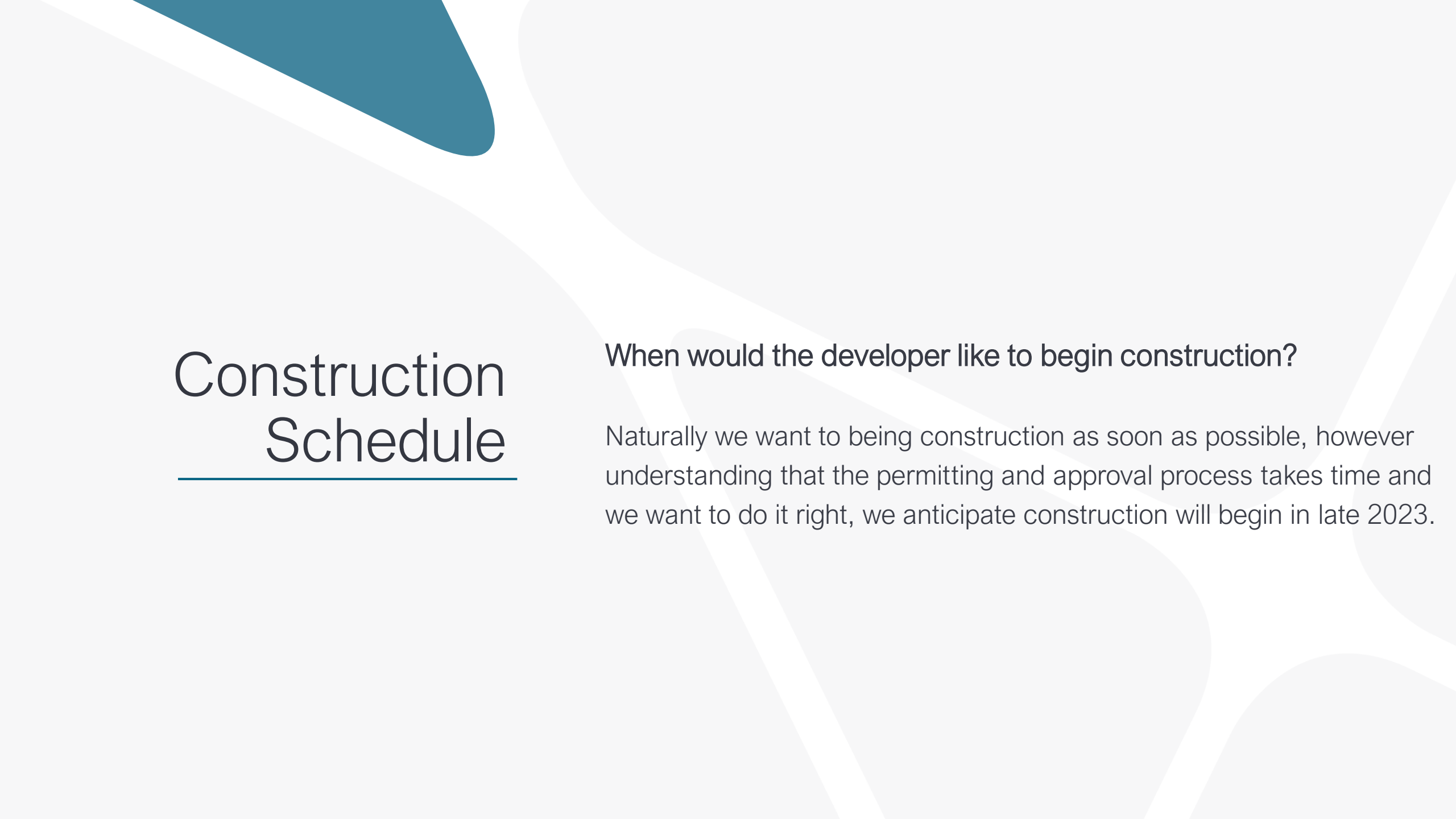
- A traffic compliance letter will be provided as part of the Site Plan process demonstrating the proposed use and access to the site do not negatively impact the surrounding rights-of-way or development.
- Since the use of the site is not proposed to be changed and the site access is being modified to a right in/right out only, impacts to traffic around and into the site are anticipated to be nominal



Stormwater Management

How will stormwater be managed if required?

- Stormwater runoff on-site will be collected by curb & gutter and/or storm sewer inlets to successfully convey developed stormwater from the disturbed area to the required pre-treatment
- Stormwater detention and water quality for the site is provided off-site in a regional pond.



Construction Schedule

When would the developer like to begin construction?

Naturally we want to begin construction as soon as possible, however understanding that the permitting and approval process takes time and we want to do it right, we anticipate construction will begin in late 2023.



Kimley»»Horn

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Thank you!

Have Questions or Comments?

Please contact:

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